



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the February 22, 2022 APC Meeting

Presented for approval: February 22, 2022

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Tuesday, February 22, 2022 at Westfield City Hall.

Active Links for this meeting:

[February 22, 2022 APC Agenda & Exhibits](#)

[February 22, 2022 YouTube Video](#)

OPENING OF MEETING *[You Tube Time: 0:14](#)*

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Matthew Deck, Mike Johns, Ginny Kelleher, Andre Maue, Victor McCarty, and Dave Schmitz.

Commissioners Present Virtually: Robert Horkay.

Commissioners Absent: Cindy Spoljaric.

City Staff Present In-Person: Kevin Todd, Director; Pam Howard, Assistant Director; Ryan Collingwood, Associate Planner; and Wes Rogers, Associate Planner.

City Staff Present Virtually: Daine Crabtree, Senior Planner.

Legal Counsel Present Virtually: Beth Copeland with Taft Stettinius & Hollister LLP.

REVIEW RULES AND PROCEDURES

Howard reviewed APC rules and procedures.

APPROVAL OF MINUTES

Maue motioned to approve the February 07, 2021 Minutes.

Burkman seconded. Motion passed. Vote 8-0.

CONSENT AGENDA ITEMS

2112-DDP-45

[YouTube Time: 4:38](#)

Gristmill Shoppes

Northeast corner of Gristmill Road & State Road 32

William Tres Development, LLC by Kimley-Horn & Associates, Inc. requests Detailed Development Plan review for a 12,142 square foot commercial building on 2.56 acres +/- in the Spring Mill Trails PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2201-DDP-02

Ditch Road Fire Station

17001 Ditch Road

RQAW Corporation by the Westfield Fire Department requests Detailed Development Plan review of a 36,530 square foot fire station on 30.9 acres +/- in the Maple Knoll PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov | Community Development Department E-mail: community@westfield.in.gov

McCarty motioned to approve the Consent Agenda as presented in the associated Staff Reports.
Horkay seconded. Motion passed. Vote 8-0.

ITEMS OF BUSINESS

2201-PUD-02 [*YouTube Time: 5:39*](#)

Bel Canto PUD

South of and adjacent to David Brown Drive, east of and adjacent to US 31

Bel Canto Asset Growth Fund, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 23 acres +/- from the GB-PD: General Business-Planned Development District to the Bel Canto PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Staff presentation/Petitioner presentation/APC comments.

Horkay motioned to forward 2201-PUD-02 to the City Council with a negative recommendation.
Maue seconded. Motion passed. Vote 8-0.

PUBLIC HEARING ITEMS

2202-ODP-02 & 2202-SPP-02 [PUBLIC HEARING] [*YouTube Time: 20:22*](#)

The Harbor at Grand Park Village

Southeast corner of 186th Street and Kinsey Ave

Beazer Homes by Weihe Engineers requests Overall Development Plan and Primary Plat approval for 74 Single-family Attached residential lots and three (3) blocks on 87.08 acres +/- in the Grand Park Village PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Staff presentation/No Petitioner presentation.

Public Hearing for 2202-ODP-02 & 2202-SPP-02 opened at 7:20 p.m.

- No public comments.

Public Hearing for 2202-ODP-02 & 2202-SPP-02 closed at 7:21 p.m.

APC comments/Staff responses.

Maue motioned to approve 2202-ODP-02 & 2202-SPP-02 with the condition stated in the associated Staff Report.
Deck seconded. Motion passed. Vote 8-0.

2008-PUD-09 [PUBLIC HEARING] [*YouTube Time: 25:13*](#)

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

Staff presentation/Petitioner presentation.

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Public Hearing for 2008-PUD-09 opened at 7:40 p.m.

- Fifteen (15) public comments.

Public Hearing for 2008-PUD-09 closed at 8:27 p.m.

Petitioner responses/APC comments.

ITEMS CONTINUED TO A FUTURE MEETING

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

(Planner: Rachel Riemenschneider - rriemenschneder@westfield.in.gov)

2112-ODP-26 [CONTINUED]

Southpark Industrial

16465 Southpark Drive

CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

REPORTS/COMMENTS:

[YouTube Time: 2:23:11](#)

- Plan Commission Liaison
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Schmitz motioned to adjourn the meeting. Maue seconded. Motion passed. Vote 8-0.

The meeting adjourned at 9:31 p.m.

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Signature Page for APC Minutes for February 22, 2022

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary

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